

APPROVED 6/1/09
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, May 4, 2009 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Dominic M. Palumbo, Chairman
James J. Giulietti, Vice Chairman
Douglas E. Roberts, Secretary
Vern E. Carlson
Brian Cummings
William D. O'Hare, Alternate

MEMBERS ABSENT:

John H. Vanacore, Alternate
Antoinette Carmody, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Palumbo, Chairman, called the meeting to order at 7:01 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Palumbo explained the procedure for the public hearing and asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that application #P09-16, 70 Universal Drive is postponed to the June 1, 2009 meeting.

PUBLIC HEARINGS:

Mr. Roberts read the call for the first public hearing.

1. #P09-14 Excavation Permit application of Bernard Pellegrino, Applicant, Quinnipiac University, Owner, relative to 328 Bassett Road, (Map 91, Lot 19). seeking Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Spoil Area Restoration, Quinnipiac University, Anthem Campus, North Haven, Connecticut. Prepared by Nathan L. Jacobson & Associates, Inc. Dated February 27, 2009. Scale 1" = 40'. LO Zoning District.

Attorney Pellegrino, Jr. presented the application to permit the excavation, relocation and removal of spoil area materials from the southern portion of the property. No buildings are being proposed. On April 22, 2009, the Inland Wetland's Commission approved the application and sent a positive referral to the Planning & Zoning Commission.

Mr. Howard Pfrommer, civil engineer, further described the project to the Commission. Approximately 1500 cubic yards of soil will be removed from the site. The applicant estimates 150 truck trips total, (8 trips a day). This project should take approximately one month to complete. Mr. Roberts asked why the soil pile was there in the first place and why is it being removed now. Attorney Pellegrino, Jr. stated that some of the material is contaminated and should be removed. Mr. Roberts would like all of the soil removed to avoid further contamination. The Commission would like the applicant's consultants to attend the next Commission meeting to answer further questions.

2. #P09-16 Special Permit Application/Certificate of Locations (as authorized by Section 8.10.1) of RARE Hospitality International, Inc., Applicant, North Haven Property, LLC, Owner, relative to 70 Universal Drive, (Map 11, Lot 2). Plan Entitled: Site Improvement Plans for Raymour & Flanigan Furniture, Parcel ID #134480, 70 Universal Drive, New Haven County, North Haven, Connecticut. Prepared by Bohler Engineering, Dated 1-09-09. Scale 1" = 50'. IL-30 Zoning District.

This application was postponed to the June 1, 2009 meeting.

SITE PLANS:

3. #P09-08 Site Plan Application of Barry I. Steinberg, P.E., Applicant, Shree Gopal, LLC, Owner, relative to 88 Quinnipiac Avenue, (Map 6, Lot 30). Plan Entitled: Dunkin Donuts, 88 Quinnipiac Avenue, North Haven, Connecticut. Prepared by Steinberg Associates, Dated 10/3/08, rev. 1/14/09. Scale 1" = 20. IL-30 Zoning District.

Mr. Barry Steinberg, P.E. presented the modified application to permit a Dunkin Donuts, take-out only restaurant, to be added within the existing convenience store/gas station on this property. Sidewalks along Quinnipiac Avenue have been added. Drainage information was also provided. A total of 23 parking spaces are being proposed. The Commission asked questions and Mr. Steinberg responded.

Mr. Mukesh Patel, owner, stated that the gas pumps can be filled after the hours of operation to avoid increased traffic congestion on this site. The Commission is concerned with the traffic pattern. The hours of operation for the drive-thru are 6:00 am – 11:00 pm. Mr. Joe Branco, owner of the Dunkin Donuts, spoke regarding the condition and future upkeep of the site.

4. #P09-15 Site Plan Application of Dominic Contessa, Owner and Applicant relative to 288 State Street, (Map 43, Lot 9). Plan Entitled: Zoning Location Survey Prepared For Dominic D. Contessa, 288 State Street, North Haven, Connecticut. Prepared by Richard W. Palin, Land Surveyors, Dated February 11, 2009. Scale 1" = 20'. CB-40 Zoning District.

Mr. Dominic Contessa, applicant, presented the application to permit the expansion of the second floor area of the "Carriage House" located behind the main building on the site. The building will be used for office space only. The applicant is proposing to add 1270 square feet of asphalt to expand the existing southerly parking area. The applicant is also requesting a waiver of the sidewalks and a landscaped island. A drywell will be installed to improve drainage.

DELIBERATION SESSION:

Mr. Carlson moved to go into deliberations; Mr. Roberts seconded the motion. All were in favor.

PUBLIC HEARINGS:

1. #P09-14 Excavation Permit application of Bernard Pellegrino, Applicant, Quinnipiac University, Owner, relative to 328 Bassett Road.

Mr. Roberts moved to continue the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

SITE PLANS:

2. #P09-08 Site Plan Application of Barry I. Steinberg, P.E., Applicant, Shree Gopal, LLC, Owner, relative to 88 Quinnipiac Avenue.

Mr. Carlson move to go out of deliberations to further discuss the traffic pattern with Mr. Steinberg; Mr. Giulietti seconded the motion. All were in favor.

Mr. Carlson moved to go back into deliberations; Mr. Cummings seconded the motion. All were in favor.

Mr. Carlson moved to approve the application; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

The application was approved with appropriate conditions.

3. #P09-15 Site Plan Application of Dominic Contessa, Owner and Applicant relative to 288 State Street.

Mr. Carlson moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

The application was approved with appropriate conditions.

Mr. Carlson moved to go out of deliberations; Mr. Cummings seconded the motion. All were in favor.

INFORMAL PRESENTATION: None

EXTENSIONS: None

BOND RELEASES & REDUCTIONS:

#B08-09, 444-460 State Street

Mr. Giulietti moved to release the entire bond for #B08-09, 444-460 State Street, in the amount of \$5,000.00; Mr. Carlson seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts – aye Carlson – aye Cummings – aye

#B91-25, 95 Washington Avenue

Mr. Giulietti moved to release the entire bond for #B91-25, 95 Washington Avenue, in the amount of \$5,000.00; Mr. Carlson seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts – aye Carlson – aye Cummings – aye

#B94-20, 23 Universal Drive

Mr. Giulietti moved to release the entire bond for #B94-20, 23 Universal Drive, in the amount of \$4,000.00; Mr. Carlson seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts – aye Carlson – aye Cummings – aye

CHANGE OF USE: None

CORRESPONDENCE: -College of Agriculture and Natural Resources Journal,
Winter/Spring '09
-Pharmacia & Upjohn, Firewater Pond Status Report

Mr. Fredricksen, Land Use Administrator, gave an update on the status of the Firewater Pond.

OTHER:

#P08-61, 319 Washington Avenue

Mr. Carlson moved to approve a wood guardrail system for 319 Washington Avenue.
Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts – aye Carlson – aye Cummings – aye

MINUTES:

February 2, 2009

Mr. Carlson moved to approve the minutes of the February 2, 2009 meeting; Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo – aye Carlson – aye Cummings – aye O'Hare – aye

April 6, 2009

Mr. Roberts moved to approve the minutes of the April 6, 2009 meeting; Mr. Carlson seconded the motion. The Commission voted as follows:

Giulietti – aye Roberts – aye Carlson – aye Cummings – aye

ADJOURN:

There being no further business, Mr. Carlson moved to adjourn; Mr. Roberts seconded the motion. The meeting was adjourned at 8:33 PM.